Moonfleet Cottage

STAGS

Moonfleet Cottage, 11 Barneys Close

Charmouth, Bridport, DT6 6SE

Near to village centre. Beach 10 minutes' walk. Lyme Regis 3 miles.

OPEN GUIDE PRICE: £450,000 - £475,000
A very attractive detached character style house in the highly desirable coastal village of Charmouth and within easy reach of the beach.

- Attractive character style modern home
- Spacious 986 sqft
- 3 Bedrooms
- 2 Reception rooms
- Open rear views to countryside
- Private well stocked rear garden
- Garage and parking
- Village amenities and beach very nearby
- No forward chain
- Freehold. Council Tax Band TBA

Guide Price £450,000

THE PROPERTY

Moonfleet Cottage is a very attractive, detached, character style house well located in a select and peaceful setting, ideally positioned being tucked away backing onto the playing fields with distant country views, yet only a few minutes' level walking distance of the village centre and just 10 minutes down to the beach.

Barneys Close is a very appealing small development of character style homes, which were built in 1997. Moonfleet Cottage has been under the same ownership since new and has natural stone and flint elevations under a manmade slate roof.

The accommodation is spacious and well presented with character style features including a brick and beamed fireplace with wood burner, exposed beams and a curved corner wall.

The excellent amenities include gas-fired central heating with updated boiler, replacement uPVC sealed unit windows/doors together with PVC low maintenance soffits/rainwater goods, well equipped and fitted kitchen (updated some 11 years ago) with solid oak-fronted units, Stoves double electric oven and gas hob with space/plumbing for washing machine and dishwasher and an attractive bathroom suite.

Briefly, the accommodation extends to:

Ground floor - Canopy porch, reception hall, cloakroom, living room with French doors, separate dining room with French outside doors, kitchen/breakfast room.
First floor - Landing, 3 bedrooms (2 with built-in wardrobes), bathroom.

Moonfleet Cottage is equally ideal as a permanent home, second home or for holiday lettings. Offering the benefit of no forward chain, viewing is strongly recommended by the sole agent, Stags.

OUTSIDE

There is a side driveway (shared with the neighbouring house) to a single garage with power and light and parking space to front. A residents' parking space is available just past the house (subject to a permit).

Attractive rear enclosed and private garden with adjoining crazy-paved terrace, large lawn and shrubs plus rear store. The rear boundary features a stone wall.

HOLIDAY LETTING HISTORY

A very successful holiday letting business was established for some 26 years, generating excellent revenue.

SITUATION

Barneys Close is a small and peaceful cul-de-sac of similar modern character style houses, in a very convenient location just off the main street of Charmouth and only a few minutes' walk from the centre. It is also within easy reach of the stunning World Heritage Jurassic Coast beaches, the South West Coast Path and open countryside.

Charmouth is a delightful, popular, coastal village and offers excellent amenities including a newsagents, shops, bakery, chemist doctors' surgery, library, hotel, restaurants, public houses and bus services, there is also a very popular primary school and the village is within the catchment area of the excellent Woodroffe Secondary School.

The whole area is designated as one of outstanding natural beauty (AONB) and the coast has been awarded World Heritage status. Much of the surrounding countryside is either owned or controlled by the National Trust. The thriving market town of Bridport to the east, is very nearby whilst the historic resort of Lyme Regis is just a few miles to the west. Axminster is also nearby with mainline rail services to London and the West Country.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 20Mbps, Superfast up to 80Mbpsand Ultrafast up to 1000Mbps
Mobile phone service providers available are EE, Three and O2 for voice and data services inside and outside and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

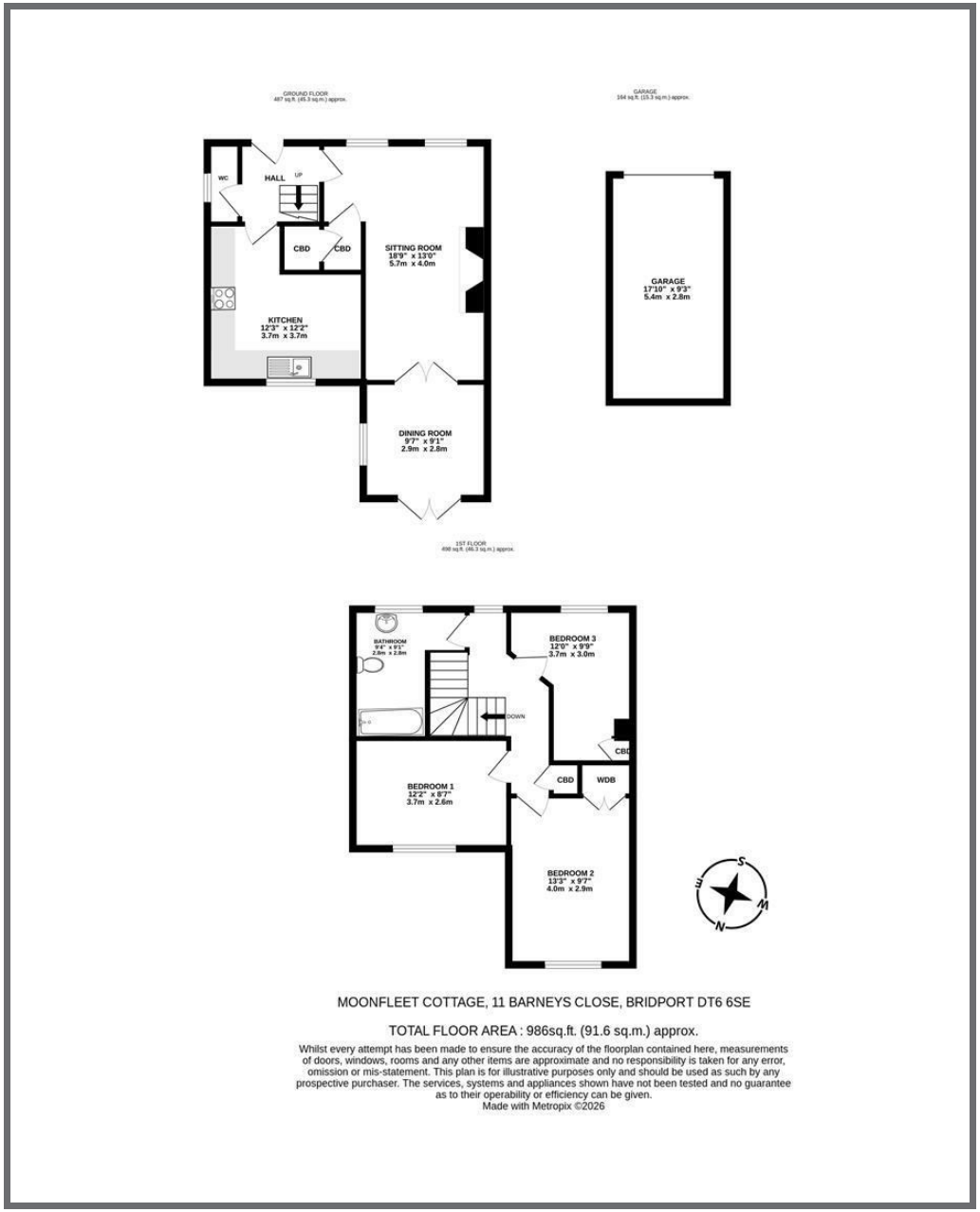
VIEWINGS

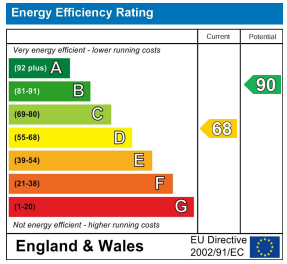
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport take the A35 towards Lyme Regis and pass through the villages of Chideock and Morecombelake. Just before the Charmouth Bypass turn left, signed to the village, and on passing Bridge Road Barneys Close is seen on the right. Drive to the end and bear left.
What3Words: ///stops.brisk.himself

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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